

SELLER'S DISCLOSURE NOTICE

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Section 5.008, Property Code requires a seller of residential property of not more than one dwelling unit to deliver a Seller's Disclosure Notice to a buyer on or before the effective date of a contract. This form complies with and contains additional disclosures which exceed the minimum disclosures required by the Code.

CONCERNING THE PROPERTY AT: 19581 Post Oak Rd, Bartlett, Texas 76511

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES

| Item | YNU | Item | Υ | N U | Item | | YN | ıΙυ |
|----------------------------|-------------------|-------------------|------------------|-----|--|-------|----|-----|
| | | | • | | (N), or Unknown (U).) which items will & will not | conve | y. | |
| occupied the Prop | erty | | | | | | | |
| Seller ⊠ is □ is Property? | not occupying the | oroperty. If unoc | cupied (by Selle | , . | w long since Seller has o approximate date) or $\; \; \Box$ | • | | he |
| AGENTS, OR ANY | OTHER AGENT. | | | | IND BY SELLER, SELLE | | | |
| THE DIIVED MAY | MICH TO OPTAIN | IT IS NOT A WA | ADDANTY OF A | NVV | IND BY SELLED SELLE | סים= | | |

| Item | Υ | N | U | Item | Υ | Ν | U | Item |
|--------------------------|---|---|---|--------------------------|---|---|---|------------------------|
| Cable TV Wiring | X | | | Liquid Propane Gas | | Х | | Pump: ☐ sump ☐ grind |
| Carbon Monoxide Det. | | Х | | - LP Community (Captive) | | Х | | Rain Gutters |
| Ceiling Fans | X | | | - LP on Property | | Х | | Range/Stove |
| Cooktop | X | | | Hot Tub | | Х | | Roof/Attic Vents |
| Dishwasher | | X | | Intercom System | | X | | Sauna |
| Disposal | | Х | | Microwave | Х | | | Smoke Detector |
| Emergency Escape | | Х | | Outdoor Grill | | Х | | Smoke Detector Hearing |
| Ladder(s) | | ^ | | Outdoor Griii | | ^ | | Impaired |
| Exhaust Fan | | X | | Patio/Decking | X | | | Spa |
| Fences | X | | | Plumbing System | X | | | Trash Compactor |
| Fire Detection Equipment | | X | | Pool | | X | | TV Antenna |
| French Drain | | Х | | Pool Equipment | | Х | | Washer/Dryer Hookup |
| Gas Fixtures | | Х | | Pool Maint. Accessories | | Х | | Window Screens |
| Natural Gas Lines | | Х | | Pool Heater | | Х | | Public Sewer System |

| Item | Υ | N | U |
|------------------------|---|---|---|
| Pump: ☐ sump ☐ grinder | | Х | |
| Rain Gutters | X | | |
| Range/Stove | Х | | |
| Roof/Attic Vents | Х | | |
| Sauna | | Х | |
| Smoke Detector | | Х | |
| Smoke Detector Hearing | | Х | |
| Impaired | | _ | |
| Spa | | Х | |
| Trash Compactor | | Х | |
| TV Antenna | | Х | |
| Washer/Dryer Hookup | Х | | |
| Window Screens | Х | | |
| Public Sewer System | | Х | |

| Item | Υ | N | U | Additional Information |
|---------------------------|---|---|---|---|
| Central A/C | X | | | ☑ electric ☐ gas number of units: 1 |
| Evaporative Coolers | | Х | | number of units: |
| Wall/Window AC Units | | Х | | number of units: |
| Attic Fan(s) | | Х | | if yes, describe: |
| Central Heat | X | | | ☑ electric ☐ gas number of units: 1 |
| Other Heat | | Х | | if yes, describe: |
| Oven | X | | | number of ovens: 2 ⊠ electric □ gas □ other |
| Fireplace & Chimney | | Х | | □wood □ gas log □mock □ other |
| Carport | Х | | | □ attached □ not attached |
| Garage | Х | | | □ attached □ not attached |
| Garage Door Openers | | Х | | number of units: number of remotes: |
| Satellite Dish & Controls | | Х | | □ owned □ leased from: |
| Security System | | Х | | □ owned □ leased from: |
| Solar Panels | | Х | | □ owned □ leased from: |
| Water Heater | Х | | | ⊠ electric □ gas □ other number of units: 1 |

Initialed by: Buyer: ____, ___ and Seller: KK, KK

| Concerning the Property at 195011 os | it Oc | an inu | i, Dai | ilett, Te | Nas 70011 | | | | | | |
|--|-------|--------|--------|-----------|----------------------|--------------------------------------|-----------|-------|---------------------------------|-----|-----|
| Water Softener | | X | | ⊠c | wned [| leased fro | m: | | | | |
| Other Leased Item(s) | | | X | if ye | es, desc | ribe: | | | | | |
| Underground Lawn Sprinkler | | | X | □a | utomatio | □ manual | | area | as covered: | | |
| Septic / On-Site Sewer Facility X if Yes, attach Information About On-Site Sewer Facility.(TXR-1407) | | | | | | 7) | | | | | |
| Water supply provided by: □ cit | y | ⊠w | ell | □ MUI | D □ co | -op □ unkn | ЮW | n l | □ other: | | _ |
| Was the Property built before 1 | 978 | 3? □ | yes | ⊠no | unk | nown | | | | | |
| (If yes, complete, sign, and atta | | | - | | | | oaiı | nt ha | azards). | | |
| Roof Type: Metal | | | | | | Age: 3 (appr | ΌΧ | ima | te) | | |
| Is there an overlay roof covering covering)? \square Yes \boxtimes No \square Ur | _ | | | perty | (shingle: | s or roof cov | erii | ng p | laced over existing shingles or | roo | f |
| Are you (Seller) aware of any of | | | | | | | are | not | in working condition, that have | | |
| defects, or are in need of repair | ? L | ∃ Ye | s 🗵 | No | f Yes, d | escribe: | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Section 2 Are you (Seller) av | orc | . of | 201/ | dofoc | te or me | Ifunctions | in 4 | 201/ | of the following?: (Mark Yes | /V\ | if |
| Section 2. Are you (Seller) aw you are aware and No (N) if you | | | - | | | illulictions i | 111 (| ally | of the following?. (wark res | (1) | " |
| | | | | | .) | | | | - | 1 | 1 |
| Item | _ | | Iten | | | | Υ | N | Item | Y | N |
| Basement | _ | | Floc | | | | | Х | Sidewalks | - | X |
| Ceilings | | | | | <u>n / Slab(</u> | S) | Х | | Walls / Fences | - | X |
| Doors | | | | rior Wa | | | | X | Windows | + | X |
| Driveways | _ | | _ | | xtures | | | X | Other Structural Components | + | Χ |
| Electrical Systems | _ | | _ | | Systems | . | | X | | _ | |
| Exterior Walls | | X | Roo | † | | | | X | | | |
| If the answer to any of the items | s in | Sec | ction | 2 is Y | es, expla | ain (attach a | ddi | tion | al sheets if necessary): | | |
| Foundation / Slab(s) – Just s | urfa | 200 (| orack | ·c | | | | | | | |
| Touridation / Stab(s) - 303t St | uric | | Jiacr | | | | | | | | |
| Section 3. Are you (Seller) a | wai | re o | f anv | of th | e follow | ina conditio | ons | s? (| Mark Yes (Y) if you are aware | an | |
| No (N) if you are not aware.) | | | | , O | 0 1011011 | 9 00 | • | . (| | | _ |
| Condition | | | | | YN | Condition | | | | V | N |
| Aluminum Wiring | | | | | X | | | | | +· | X |
| | onto | | | | ^ | Radon Gas | | | | | |
| | | | | | Y | | | | | | l Y |
| Asbestos Components | | | | | X | Settling | | nt | | | X |
| Asbestos Components Diseased Trees: □ Oak Wilt | n P | rone | artv. | | X | Settling Soil Mover | me | | ture or Pits | Y | Х |
| Asbestos Components | n P | rope | erty | | | Settling Soil Mover Subsurface | me e S | truc | sture or Pits rage Tanks | X | Х |

| Condition | Y | N |
|--|---|---|
| Aluminum Wiring | | Х |
| Asbestos Components | | Х |
| Diseased Trees: ☐ Oak Wilt | | Х |
| Endangered Species/Habitat on Property | | Х |
| Fault Lines | | Х |
| Hazardous or Toxic Waste | | Х |
| Improper Drainage | | X |
| Intermittent or Weather Springs | | X |
| Landfill | | Х |
| Lead-Based Paint or Lead-Based Pt. Hazards | | Х |
| Encroachments onto the Property | | Х |
| Improvements encroaching on others' property | | X |
| Located in Historic District | | Х |
| Historic Property Designation | | Х |
| Previous Foundation Repairs | | Х |

| Condition | Y | N |
|---|---|---|
| Radon Gas | | Х |
| Settling | | Х |
| Soil Movement | | Χ |
| Subsurface Structure or Pits | Х | |
| Underground Storage Tanks | | Χ |
| Unplatted Easements | | Х |
| Unrecorded Easements | | Χ |
| Urea-formaldehyde Insulation | | Х |
| Water Damage Not Due to a Flood Event | | Х |
| Wetlands on Property | | Х |
| Wood Rot | | Х |
| Active infestation of termites or other wood destroying insects (WDI) | | Х |
| Previous treatment for termites or WDI | | Χ |
| Previous termite or WDI damage repaired | | Χ |

Initialed by: Buyer: ____, ___ and Seller: $\underline{\mathsf{KK}},$ $\underline{\mathsf{KK}}$



| Previous Roof Repairs | X | Previous Fires | | Х |
|---|-------------|--|--------|----|
| Previous Other Structural Repairs | X | Termite or WDI damage needing repair | | Х |
| Previous Use of Premises for Manufacture of | | Single Blockable Main Drain in Pool/Hot | | X |
| Methamphetamine | | Tub/Spa* | | |
| If the answer to any of the items in Section 3 is Y | ∕es, expl | ain (attach additional sheets if necessary): | | |
| Subsurface Structure or Pits – Hole up by the | e road wa | as there when we purchased the place | | |
| *A single blockable main drain may cause a suction | on entrapm | ent hazard for an individual. | | |
| | | ent, or system in or on the Property that is in none this notice? ☐ Yes ☒ No If Yes, explain | | |
| check wholly or partly as applicable. Mark No | (N) if yo | · | and | l |
| ☐ ☑ Present flood insurance coverage (if yes, a | ttach TX | R 1414). | | |
| \square \boxtimes Previous flooding due to a failure or breach a reservoir. | of a res | ervoir or a controlled or emergency release of water | er fro | эm |
| ☐ ☑ Previous flooding due to a natural flood even | ent (if yes | s, attach TXR 1414). | | |
| \square \boxtimes Previous water penetration into a structure 1414). | on the P | roperty due to a natural flood event (if yes, attach | TXR | |
| ☐ ☑ Located ☐ wholly ☐ partly in a 100-year flo AH, VE, or AR) (if yes, attach TXR 1414). | odplain (| Special Flood Hazard Area-Zone A, V, A99, AE, A | O, | |
| \square \boxtimes Located \square wholly \square partly in a 500-year flo | odplain (| Moderate Flood Hazard Area-Zone X (shaded)). | | |
| \square \boxtimes Located \square wholly \square partly in a floodway (if | yes, atta | ch TXR 1414). | | |
| \square \boxtimes Located \square wholly \square partly in flood pool. | | | | |
| \square \boxtimes Located \square wholly \square partly in a reservoir. | | | | |
| If the answer to any of the above is yes, explain | (attach a | idditional sheets if necessary): | | |
| | | | | |

*For purposes of this notice:

"100-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map; (B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and (C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that: (A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and (B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

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"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.).

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

| Section 6. Have you (Seller) ever filed a claim for flood damage to the Property with any insurance provider, including the National Flood Insurance Program (NFIP)?* □Yes ☒ No If yes, explain (attach additional sheets as necessary): |
|---|
| |
| *Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s). |
| Section 7. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the Property? □Yes ☒ No If yes, explain (attach additional sheets as necessary): |
| |
| Section 8. Are you (Seller) aware of any of the following? (Mark Yes (Y) if you are aware. Mark No (N) if you are not aware.) |
| Y N □ ⊠ Room additions, structural modifications, or other alterations or repairs made without necessary permits, with unresolved permits, or not in compliance with building codes in effect at the time. |
| If Yes, please explain: |
| ☐ ☑ Homeowners' associations or maintenance fees or assessments. |
| If Yes, complete the following: Name of association: Manager's name: Phone: |
| Manager's name: Phone: and are: □ mandatory □ voluntary Any unpaid fees or assessment for the Property? □ yes (\$) □ no If the Property is in more than one association, provide information about the other associations below: |
| |

| Concerning the Property at 19581 Post Oak Rd, Bartlett, Texas 76511 |
|--|
| ☐ ☑ Any common area (facilities such as pools, tennis courts, walkways, or other) co-owned in undivided interest with others. |
| If Yes, complete the following: Any optional user fees for common facilities charged? □ Yes □ No |
| If Yes, please explain: |
| |
| □ ⊠ Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property. |
| If Yes, please explain: |
| |
| □ ⊠ Any lawsuits or other legal proceedings directly or indirectly affecting the Property. (Includes, but is not limited to: divorce, foreclosure, heirship, bankruptcy, and taxes.) |
| If Yes, please explain: |
| □ ⊠ Any death on the Property except for those deaths caused by: natural causes, suicide, or accident unrelated to the condition of the Property. |
| If Yes, please explain: |
| |
| ☐ ☑ Any condition on the Property which materially affects the health or safety of an individual. |
| If Yes, please explain: |
| |
| □ ⊠ Any repairs or treatments, other than routine maintenance, made to the Property to remediate environmenta hazards such as asbestos, radon, lead-based paint, urea-formaldehyde, or mold. |
| If Yes, attach any certificates or other documentation identifying the extent of the remediation (for example, certificate of mold remediation or other remediation). |
| |

| Concerning the Property at 19581 Post C | oak Rd, Bartlett, Texas 76511 | |
|--|--|--|
| ☐ ☑ Any rainwater harvesting syspublic water supply as an au | | ty that is larger than 500 gallons and that uses a |
| If Yes, please explain: | | |
| | | |
| ☐ ☑ The Property is located in a retailer. | propane gas system servic | e area owned by a propane distribution system |
| If Yes, please explain: | | |
| | | |
| ☐ ☑ Any portion of the Property t | hat is located in a groundw | ater conservation district or a subsidence district. |
| If Yes, please explain: | | |
| | | |
| | | |
| Section 9. Seller □ has ⊠ h | use not sattached a surve | v of the Property |
| Section 10. Within the last 4 ye persons who regularly provide | ears, have you (Seller) red inspections and who are | eived any written inspection reports from either licensed as inspectors or otherwise |
| - | the above-cited reports as | a reflection of the current condition of the Property. An expectors chosen by the buyer. |
| Section 11. Check any tax ex | emption(s) which you (Se | ller) currently claim for the Property: |
| | □ Senior Citizen | ☐ Disabled |
| ☐ Wildlife Management | | |
| ☐ Other: | | ☐ Unknown |
| Section 12. Have you (Seller) with any insurance provider? ☐ Yes ☒ No | ever filed a claim for dan | nage, other than flood damage, to the Property |
| Section 13. Have you (Seller) | ever received proceeds f | or a claim for damage to the Property (for |
| make the repairs for which the | | a legal proceeding) and not used the proceeds to ⊠ No |
| If yes, explain: | | |
| | | |
| | _ | tectors installed in accordance with the smoke Safety Code?* ☐ Yes ☒ No ☐ Unknown |
| If No or Unknown, explain (Attach | | • |
| | | |

| Doesn't | | | |
|---------|--|--|--|
| | | | |

*Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information.

A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing-impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing-impaired and specifies the locations for installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

Initialed by: Buyer: ____, ___ and Seller: KK, KK Prepared with Sellers Shield

| Seller acknowledges that the statements in this notice are true to the best of Seller's belief and that no person, | including the |
|---|---------------|
| broker(s), has instructed or influenced Seller to provide inaccurate information or to omit any material information. | |

| Kody Kunze | 04/01/2021 | Kirby Marie Kunze | 04/01/2021 |
|--------------------------|------------|---------------------------|------------|
| Signature of Seller | Date | Signature of Seller | Date |
| Printed Name: Kody Kunze | | Printed Name: Kirby Kunze | |

ADDITIONAL NOTICES TO BUYER:

- (1) The Texas Department of Public Safety maintains a database that the public may search, at no cost, to determine if registered sex offenders are located in certain zip code areas. To search the database, visit https://publicsite.dps.texas.gov/SexOffenderRegistry. For information concerning past criminal activity in certain areas or neighborhoods, contact the local police department.
- (2) If the Property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the Property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit may be required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
- (3) If the Property is located in a seacoast territory of this state designated as a catastrophe area by the Commissioner of the Texas Department of Insurance, the Property may be subject to additional requirements to obtain or continue windstorm and hail insurance. A certificate of compliance may be required for repairs or improvements to the Property. For more information, please review Information Regarding Windstorm and Hail Insurance for Certain Properties (TAR 2518) and contact the Texas Department of Insurance or the Texas Windstorm Insurance Association.
- (4) This Property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.
- (5) If you are basing your offers on square footage, measurements, or boundaries, you should have those items independently measured to verify any reported information.
- (6) The following providers currently provide service to the Property:

| Electric: | Bartlett Electric Cooperative | Phone # |
|----------------|-------------------------------|---------|
| Sewer: | Conventional system | Phone # |
| Water: | Well water | Phone # |
| Cable: | N/a | Phone # |
| Trash: | N/a | Phone # |
| Natural Gas: | N/a | Phone # |
| Phone Company: | N/a | Phone # |
| Propane: | N/a | Phone # |
| Internet: | N/a | Phone # |
| | | - |

(7) This Seller's Disclosure Notice was completed by Seller as of the date signed. The brokers have relied on this notice as true and correct and have no reason to believe it to be false or inaccurate. YOU ARE ENCOURAGED TO HAVE AN INSPECTOR OF YOUR CHOICE INSPECT THE PROPERTY.

The undersigned Buyer acknowledges receipt of the foregoing notice.

| Signature of Buyer | Date | Signature of Buyer | Date |
|--------------------|------|--------------------|------|
| Printed Name: | | Printed Name: | |

Initialed by: Buyer: ____, ___ and Seller: KK, KK